

Land Use and Tax Data

Comparison of Land Use Designations by City

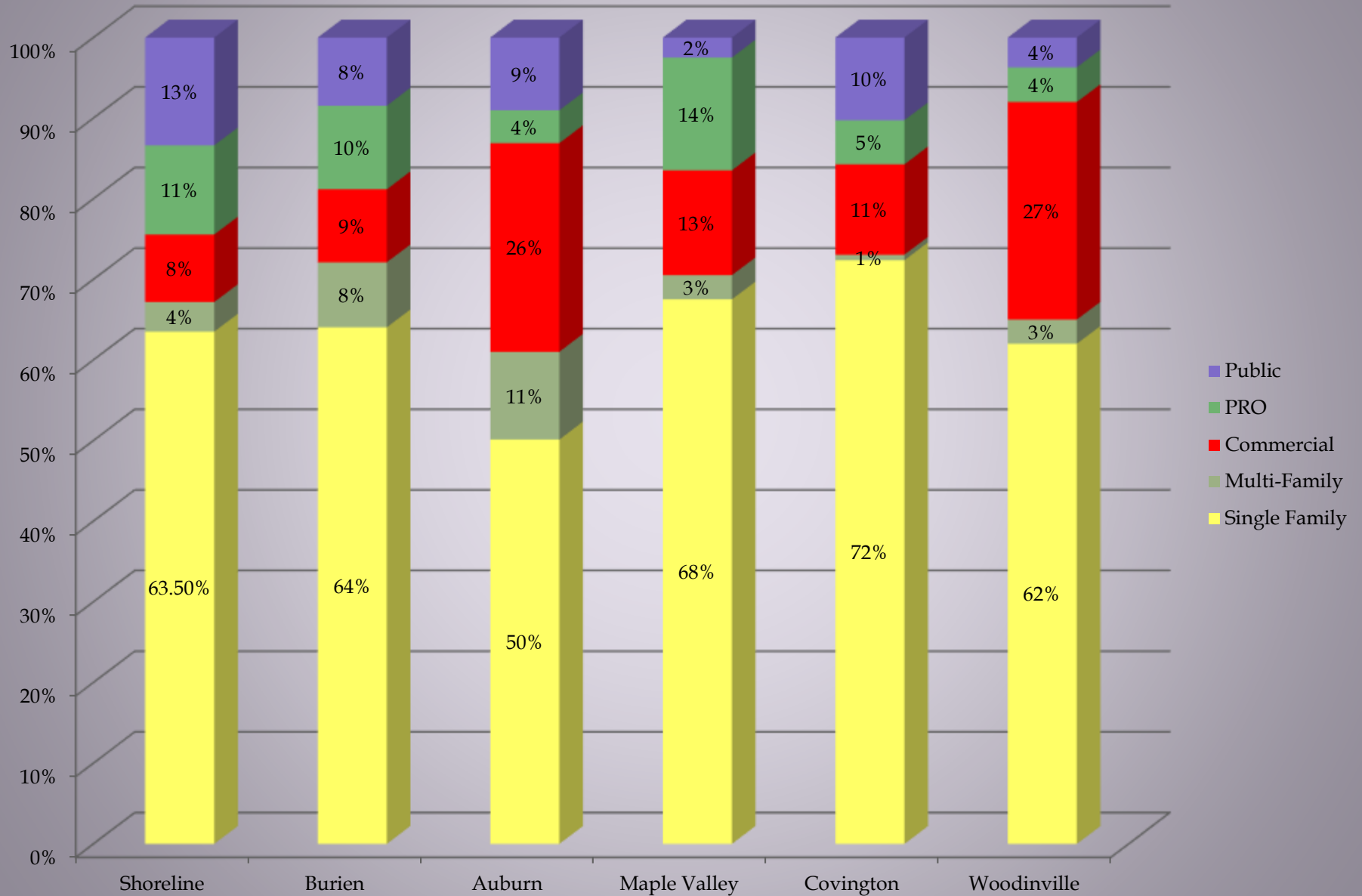


Table 5

Property Tax Comparison / Acre

	SFR	MULTI-FAMILY	SERVICE COMMERCIAL
Dwelling Units	6	30	-
Building Area	-	22,500 SF	23,522 SF
Land Value/SF	\$15	\$8	\$12
Improve. Value / SF	\$77	\$60	\$150
Land Valuation	\$696,000	\$348,480	\$522,720
Improv. Valuation	\$1,614,000	\$1,350,000	\$3,525,000
Total Valuation	\$2,310,000	\$1,698,000	\$4,047,720
Total Property Tax	\$38,269	\$28,138	\$67,058
City (9.13%)	\$3,494	\$2,570	\$6,122

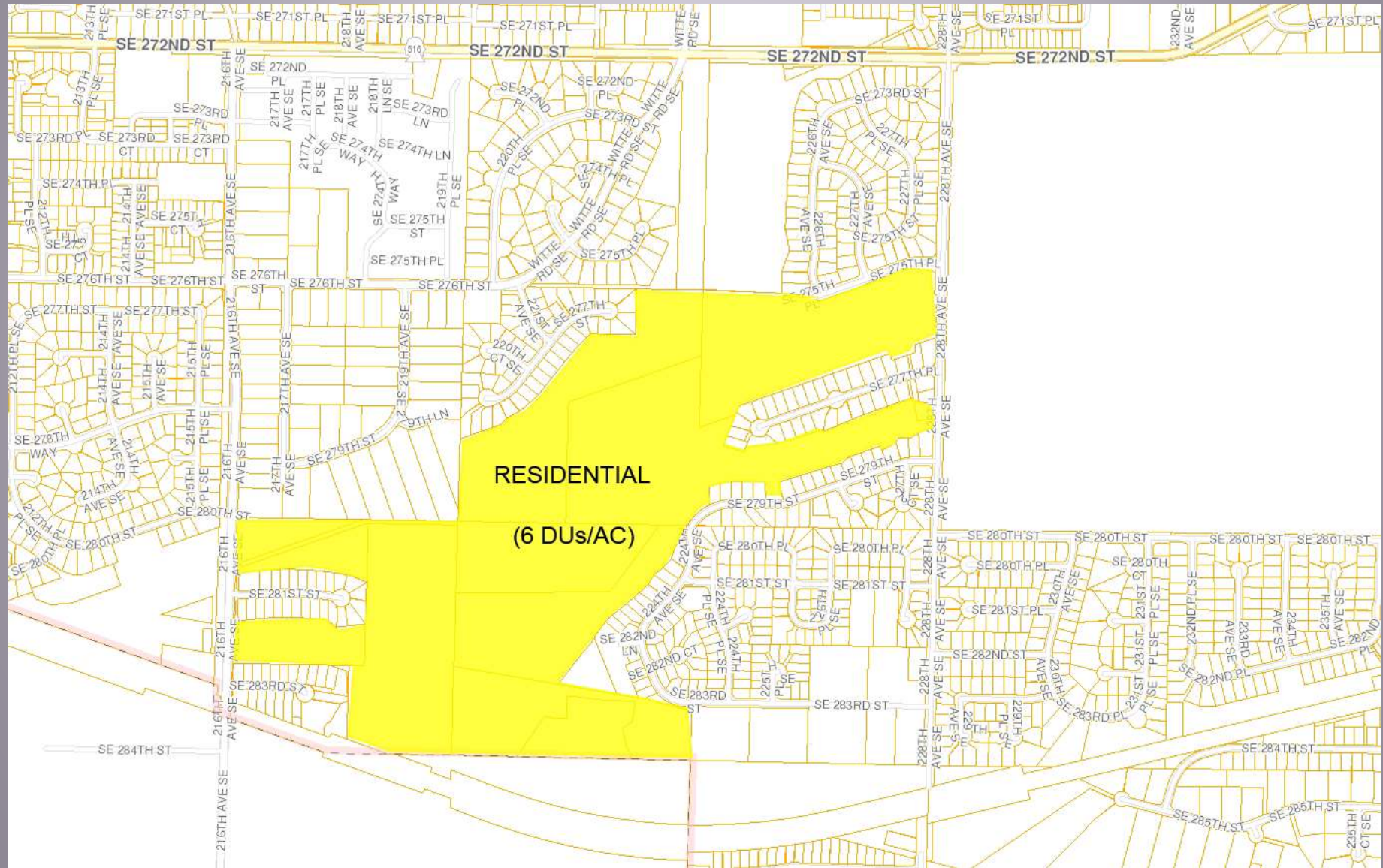
Table 6

One Time Revenue / Acre

	SFR	MULTI-FAMILY	SERVICE COMMERCIAL
Plan Check Fees	\$1,494	\$7,000	\$8,465
Building Permits	\$18,936	\$10,660	\$13,024
Constr. Value	\$2,310,000	\$2,189,000	\$2,780,000
City Sales Tax (0.84%)	\$9,719	\$9,210	\$11,697
REET (0.50%)	\$5,775	\$5,473	\$6,950
Park Impact Fee	\$16,524	\$82,620	-
Trans. Impact Fee	\$24,480	\$47,595	\$210,700
TOTAL	\$79,928	\$162,558	\$250,836

RECOMMENDED POLICIES AND QUESTIONS

Elk Run Property



Elk Run

Elk Run currently has a designation of PRO. The recommended land use designation is R-6.

PC Questions:

1. Does the PC concur with the recommended land use designation of R-6?
2. Does the PC concur with the policy recommendation to allow for clustering? (i.e. townhomes, attached row-houses, etc.)

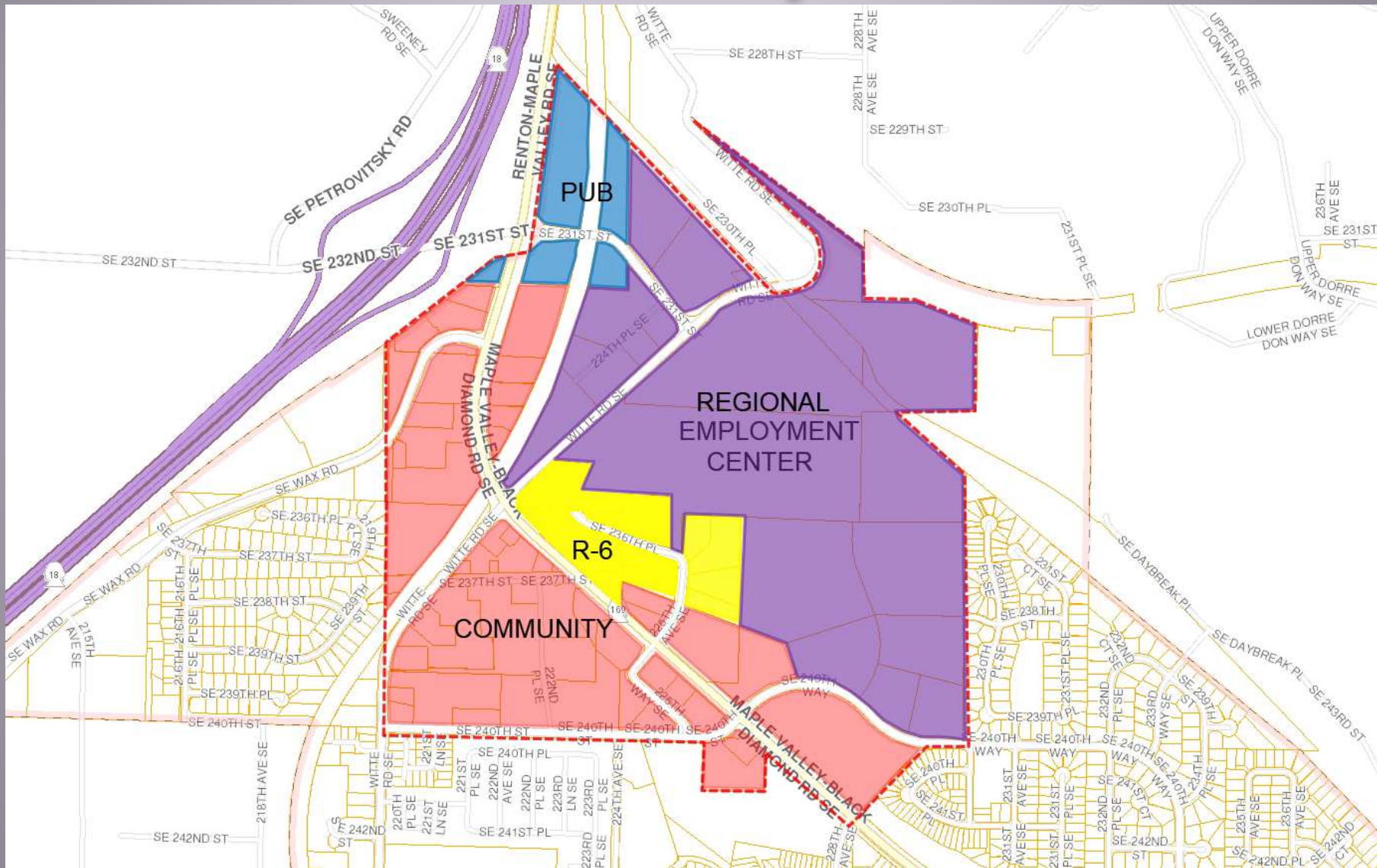
North and South Activity Centers

The recommendation is to clearly identify the North and South Activity Centers

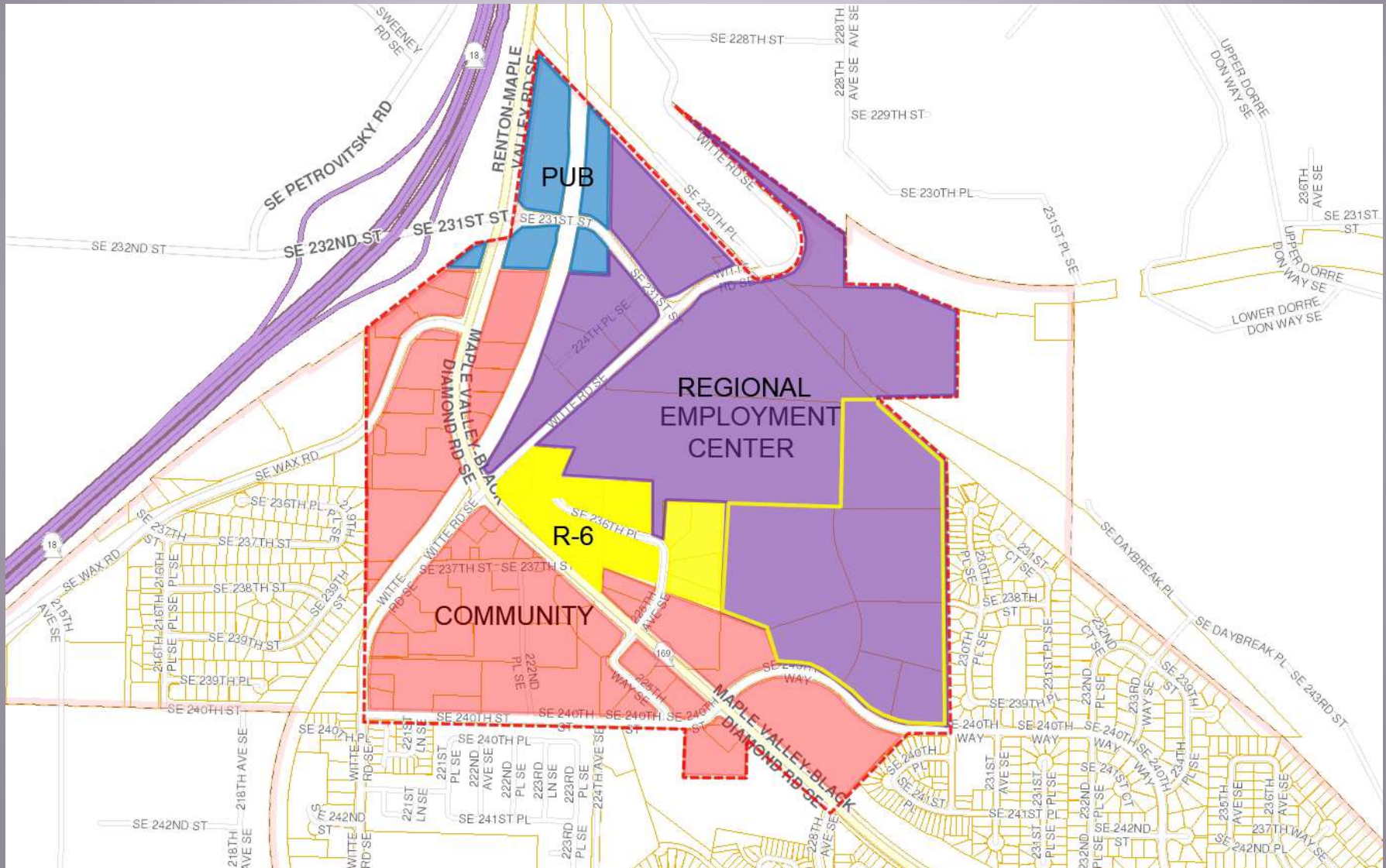
PC Question:

1. Does the PC concur with the recommendation to clearly identify the North and South Activity Centers for Maple Valley?

North Activity Center



North Activity Center (Opt)



North Activity Center

The draft plan provides the following recommendations in the North Activity Center:

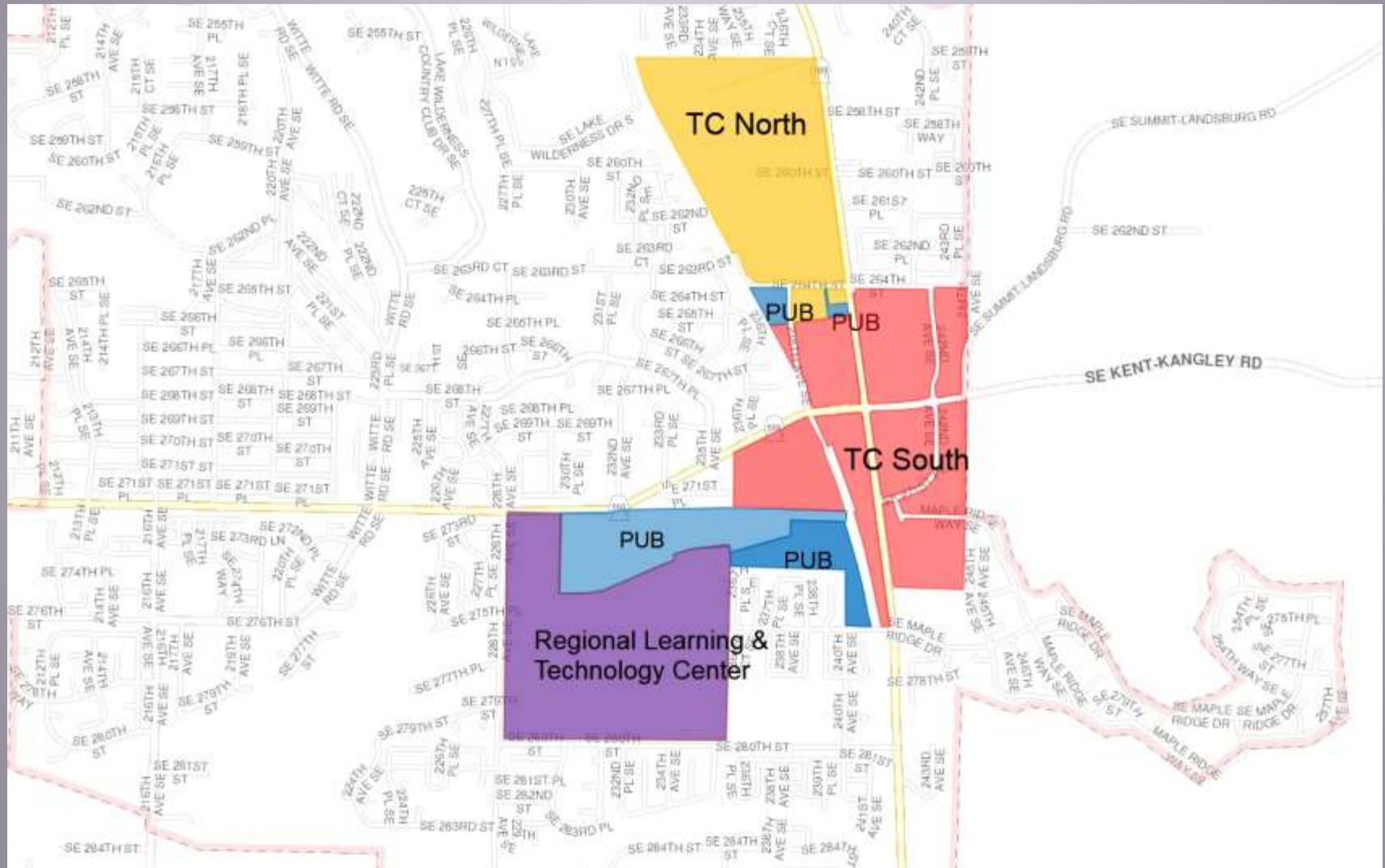
- Eliminate the Office designation and apply a Community Business Designation to these properties.
- Community Business- Allow for mixed use multifamily development up to 36 units per acre and provide for regulations that promote clustered commercial development and infill rather than strip mall style retail.

- Service Commercial: 104 acres, 30 acres of developed land and 74 acres of undeveloped land. Based on the recommendation of the IEDC for Maple Valley, the draft plan recommends that the zoning of undeveloped sites be allowed for maximum flexibility for job creation and to limit retail and other uses not compatible with an employment center producing living-wage jobs.

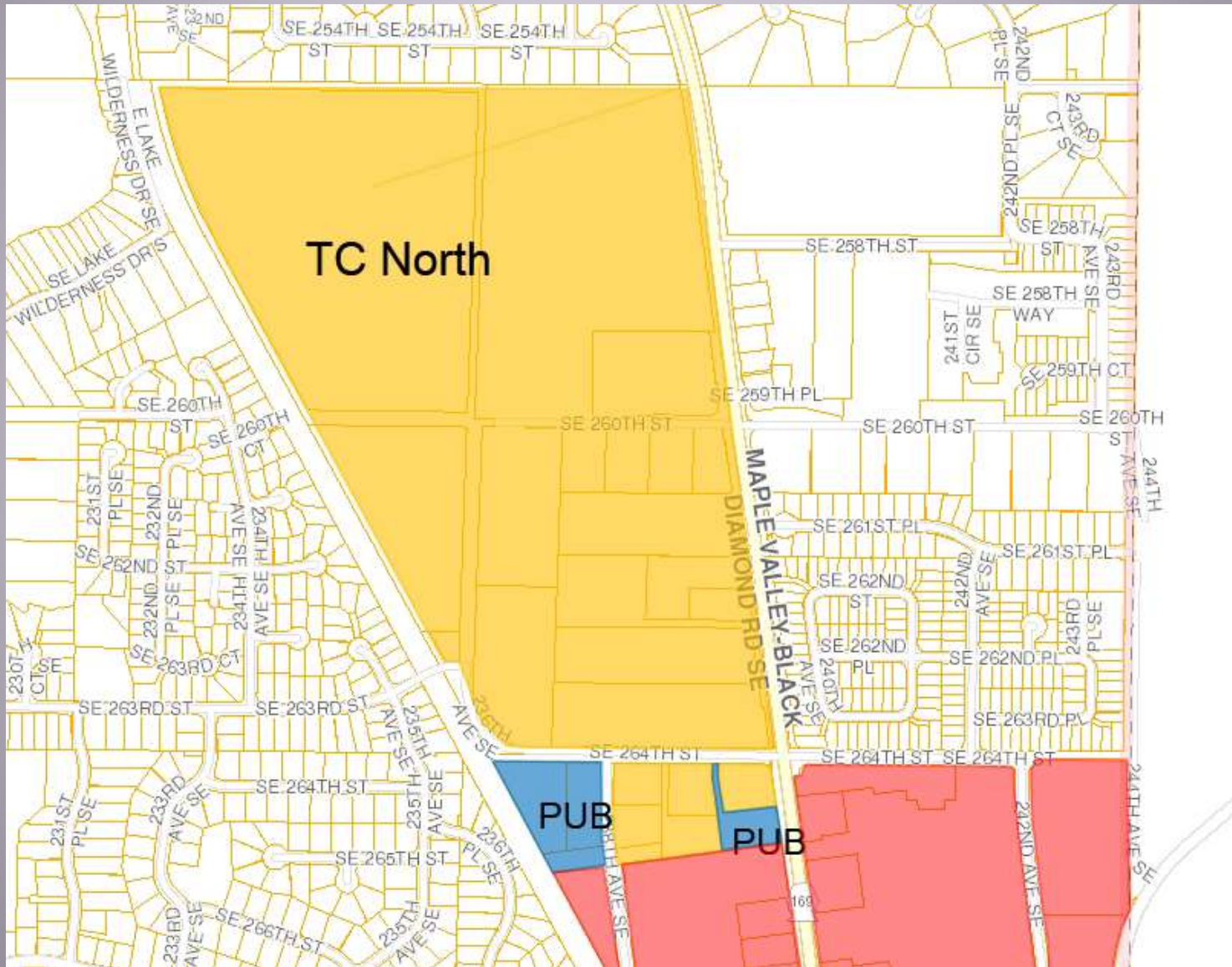
PC Questions:

- Does the PC concur with the recommendation to allow for mixed use in the CB zone in the North Activity Center?
- Should the areas currently designated R-6 be included in the REC area?
- Does the PC concur with the recommendation to limit retail uses in the REC area?
- Does the PC concur with the recommendation to limit other uses not compatible with an employment center producing living-wage jobs in the SC area, specifically the designation of the Brandt property from SC to residential? If a residential designation is supported, what is the recommended density?

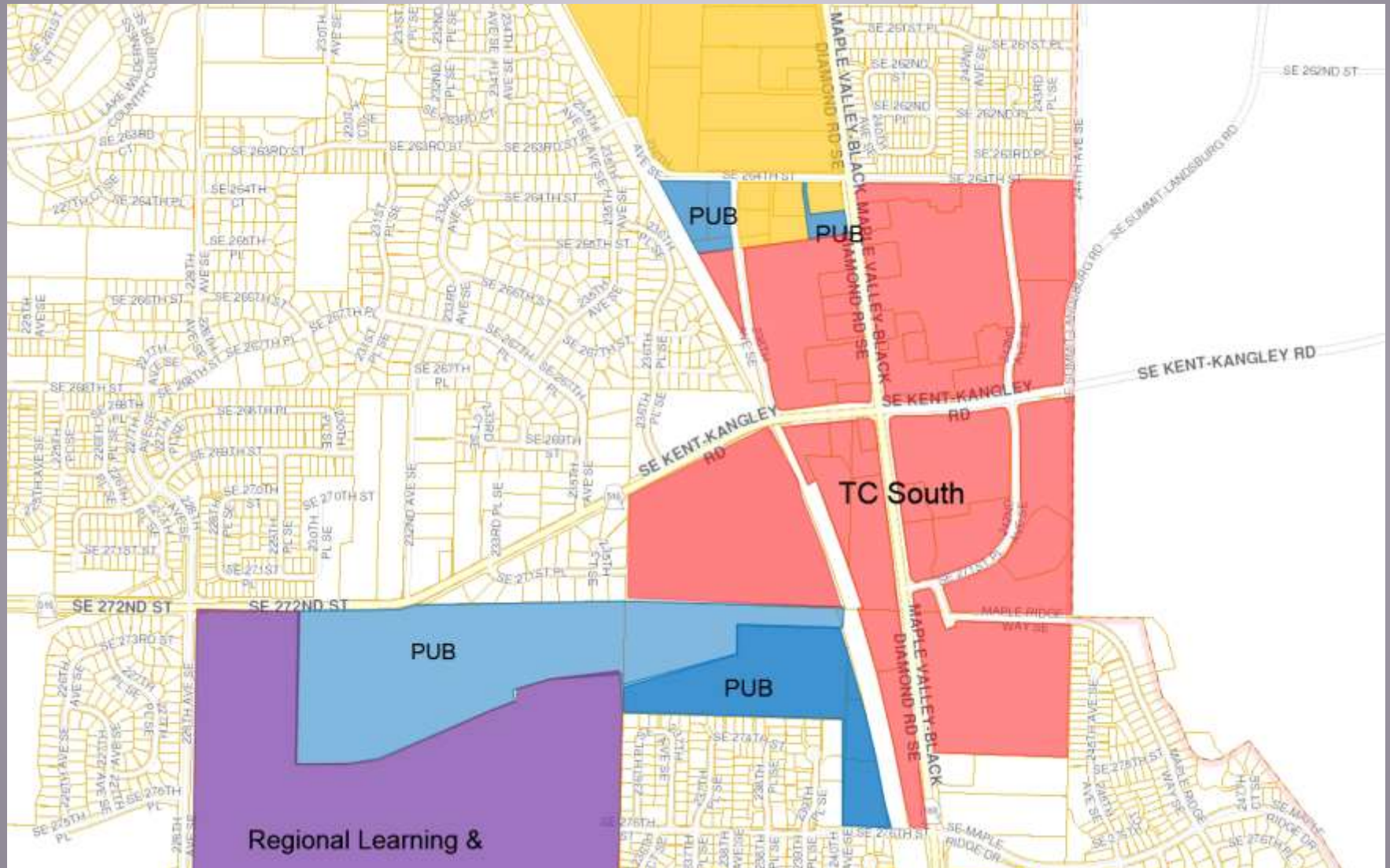
South Activity Center



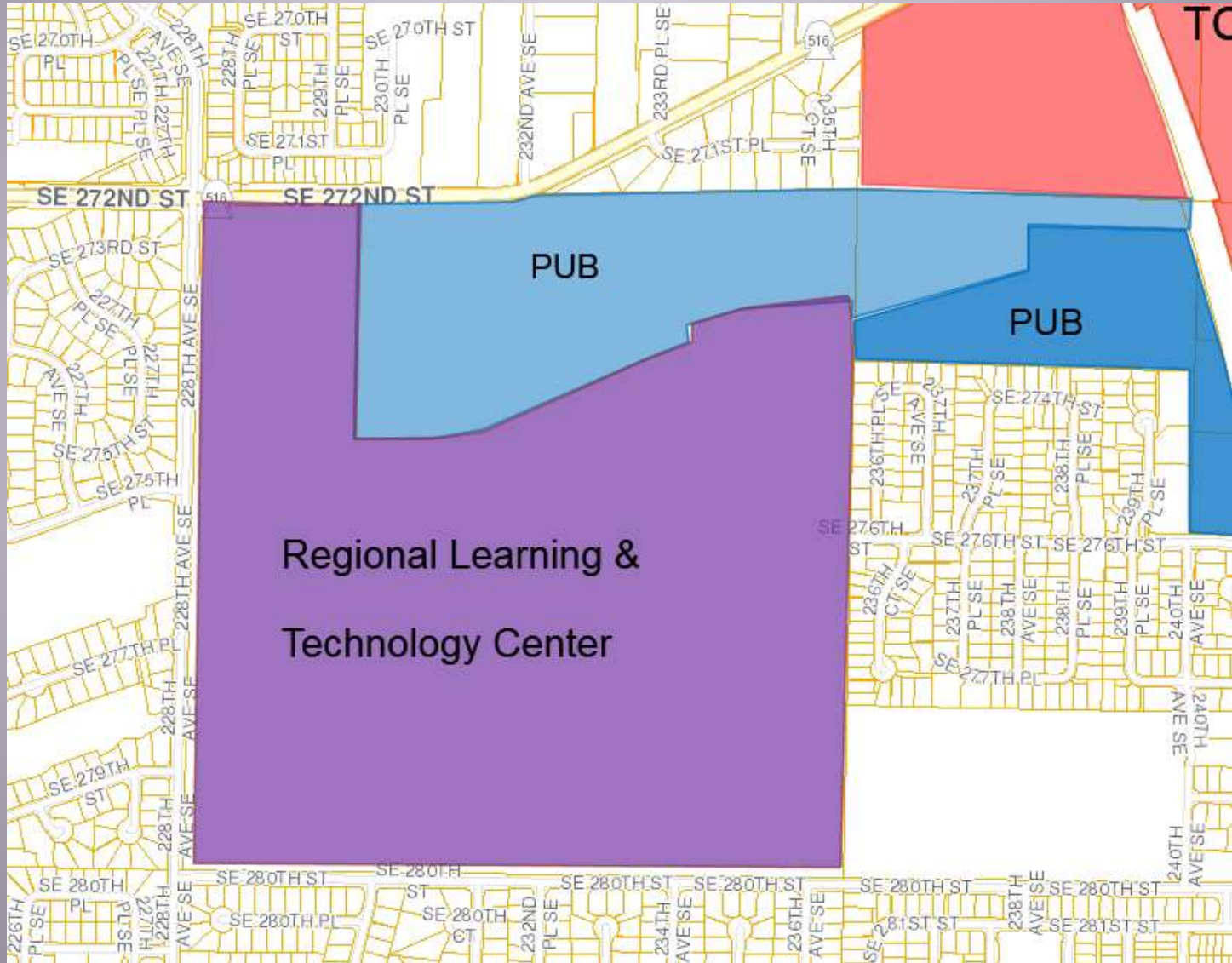
Town Center North



Town Center South



Regional Learning & Technology Center



South Activity Center

The draft plan provides the following recommendations in the South Activity Center:

- Designate two distinct “Town Center Subareas”, TC-North and TC- South.
- Allow for midrise mixed use in TC- North.
- Provide for a roadway network in TC – North.
- Eliminate the designation of Multiple Use on the Legacy site and incorporate it into the TC-North area.
- Allow for horizontal multifamily and retail at 30 dwelling units per acre in TC- South.
- Establish the Regional Learning and Technology Center designation for the remainder of Summit Place
- Have a hybrid of the SC zone applied to the RLTC

PC Questions:

- Should midrise mixed use be allowed in Town Center North?
- Should mixed use and/or multifamily be allowed in Town Center South?
- Do you agree that the future land use of Summit Place be a Regional Learning and Technology Center designation?
- Is the Service Commercial zone appropriate for the RLTC?
- If yes, what is an appropriate height allowance? Should the uses in the existing SC zone be applied? What are the appropriate setbacks from residential areas?